

# Planning and Zoning Commission Recommendation Concerning Detached Shared Housing

January 23, 2018



# Summary

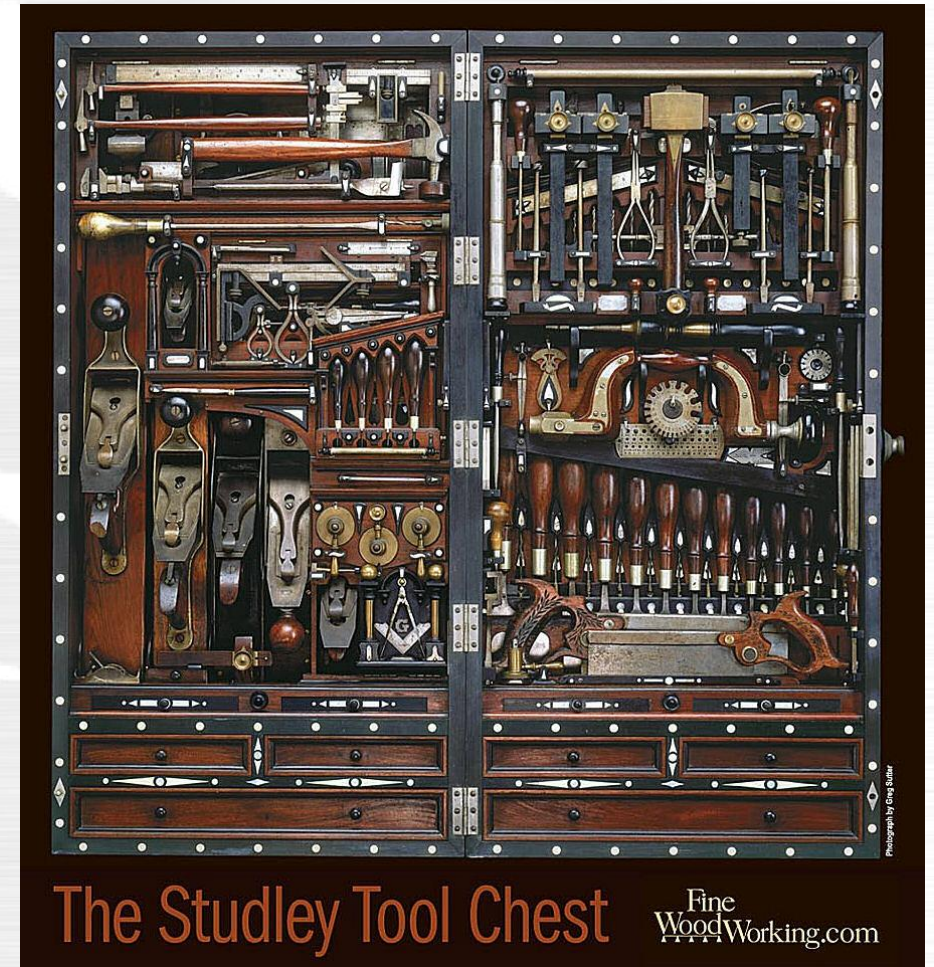
1. Define use.
2. Protection of existing neighborhoods through CUP.
3. Specific use standards.
4. Master/Small Area Plan.





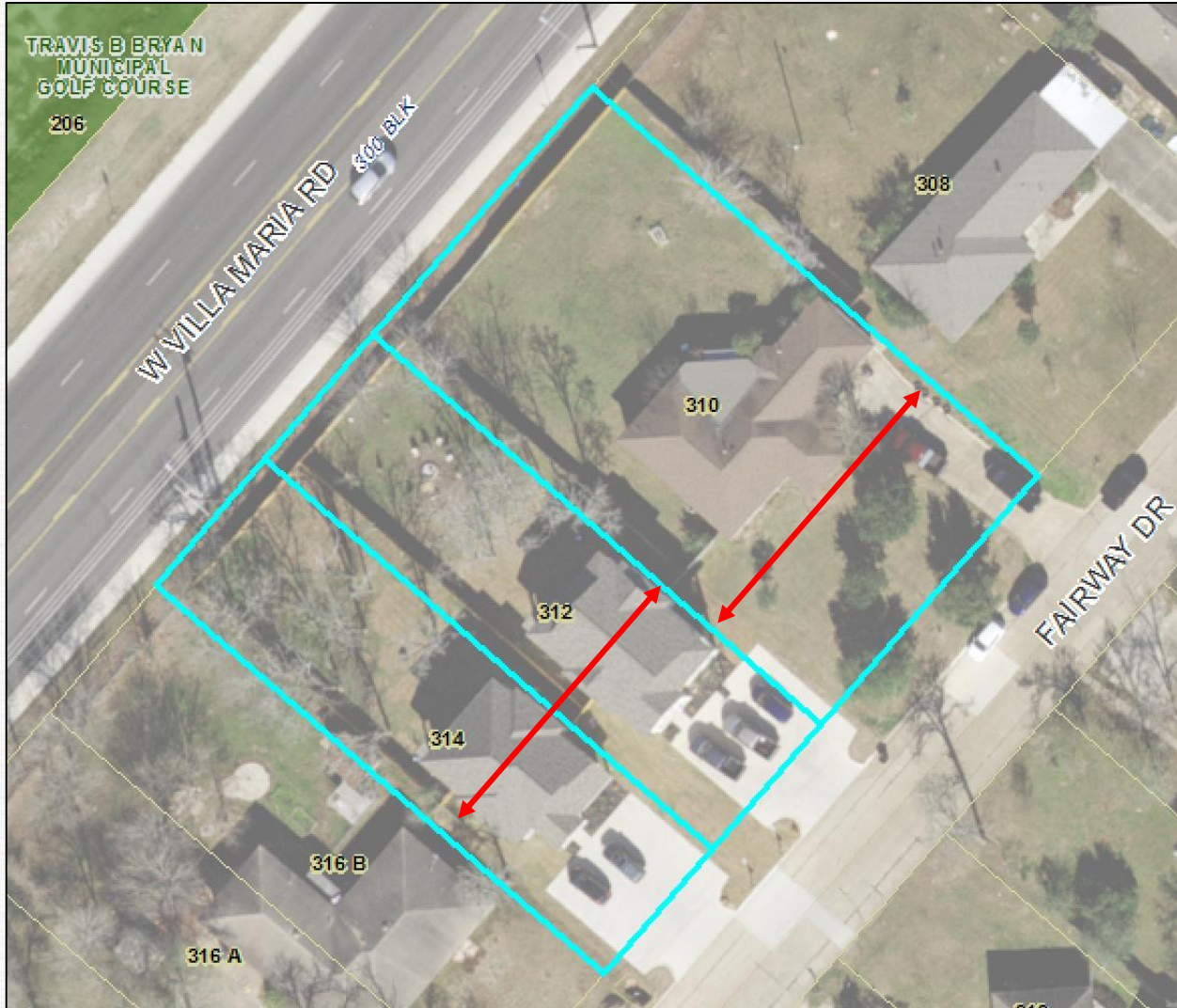
# Findings

1. Unregulated development of “stealth dorms” is harmful to the City of Bryan.
2. “Stealth dorms” should be a separately defined land use.
3. Not permitted by right in residential districts.
4. There is no ONE solution to the problem.





# Characteristics

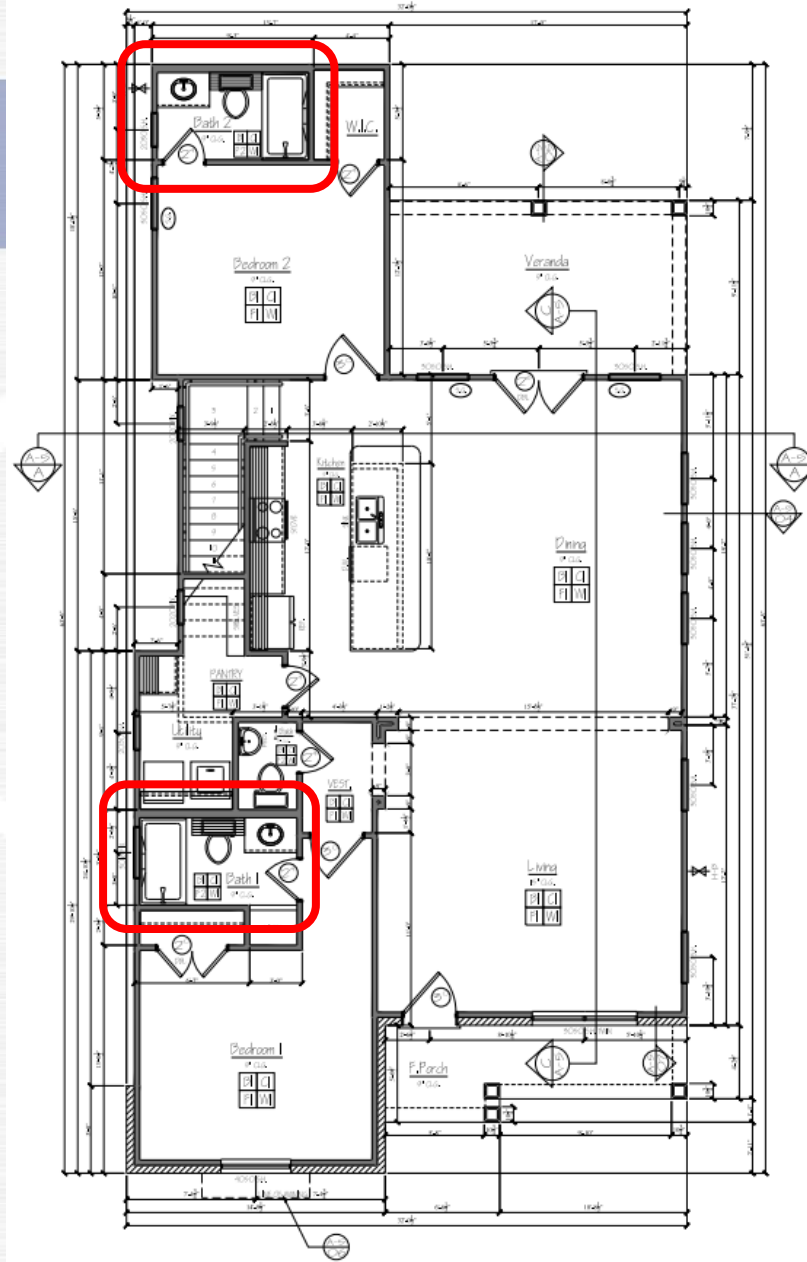




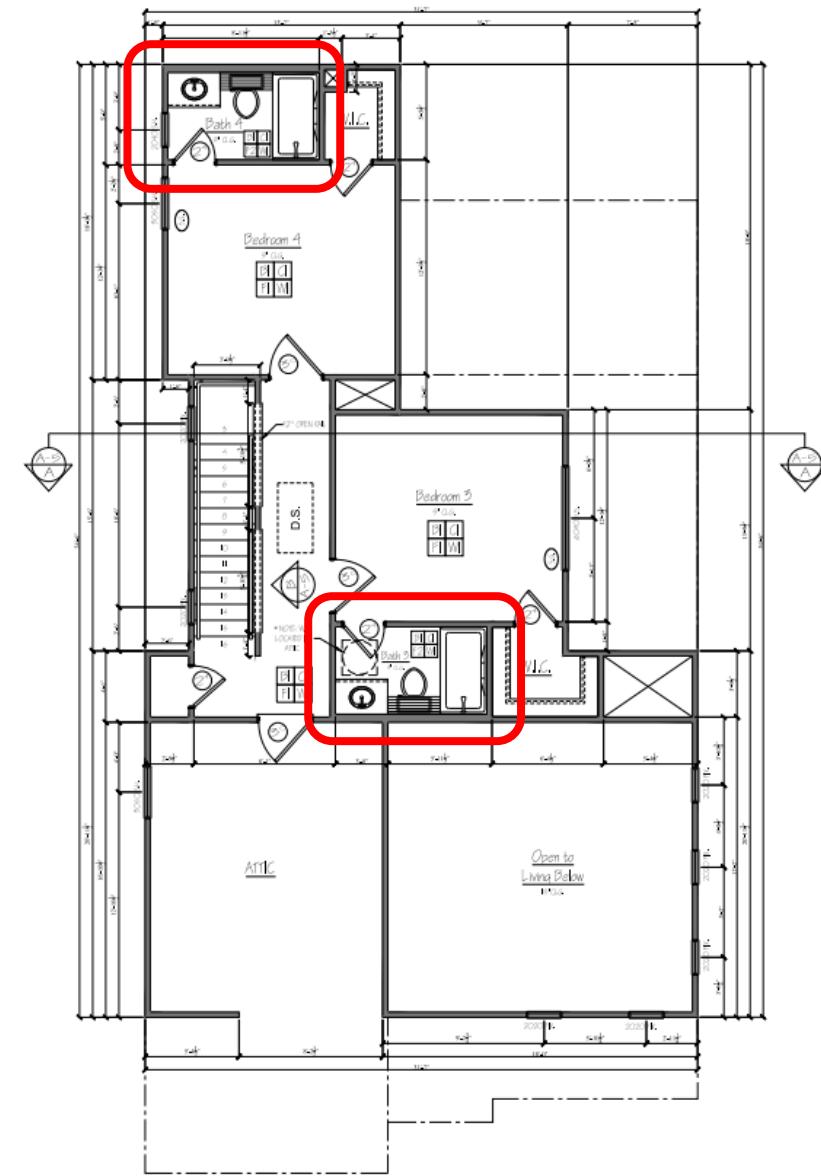
# Floor Plan

Bedroom to Bathroom Ratio

Building Code Definition



1 FIRST FLOOR  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR  
SCALE: 1/8" = 1'-0"



# Distinctly Different Use

**2012**

**Today**



Intersection of Link St. & Fairway Dr.



# Definitions

## Aggie Shack - Stealth Dorm - Detached Shared Housing

### Student quarter

From Wikipedia, the free encyclopedia

A **student quarter** or a **student ghetto** is a residential area, usually in proximity to a college or university, that houses mostly students. Due to the youth and relative low income of the students, most of the housing is rented, with some cooperatives. Landlords have little incentive to properly maintain the housing stock, since they know that they can always find tenants. **Non-students tend to leave the area because of the noise and raucous behavior of the students.** Property crimes, sexual assaults, and noise and drug violations are more common in student quarters.

Most modern student ghettos arose from the rise in post-secondary enrollment after World War II. Many colleges and universities became unable to house all their students, while homeowners in adjacent neighborhoods fled from the influx of students. Such neighborhoods often took over from faculty and other affluent (permanent) residents, as the housing stock in these areas deteriorated. **Many local governments have worked to control the spread of student ghettos and improve their appearance.** Fire safety is a special concern.

#### References:

Gumprecht, Blake. "Fraternity Row, the Student Ghetto, and the Faculty Enclave: Characteristic Residential Districts in the American College Town." *Journal of Urban History*, v.32, no.2, January 2006.



# Definitions

## Fort Worth

### Single Housekeeping Unit

- Individuals occupying a dwelling unit that have established ties and familiarity with each other; share a lease agreement, have consent of the owner to reside on the property, or own the property; jointly use common areas and interact with each other; and share the household expenses, such as rent or ownership costs, utilities, and other household and maintenance costs, or share responsibility for household *activities*. If the unit is rented, all residents over the age of 18 have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises.

## Austin

### Group Residential

- Use is the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.

## San Marcos

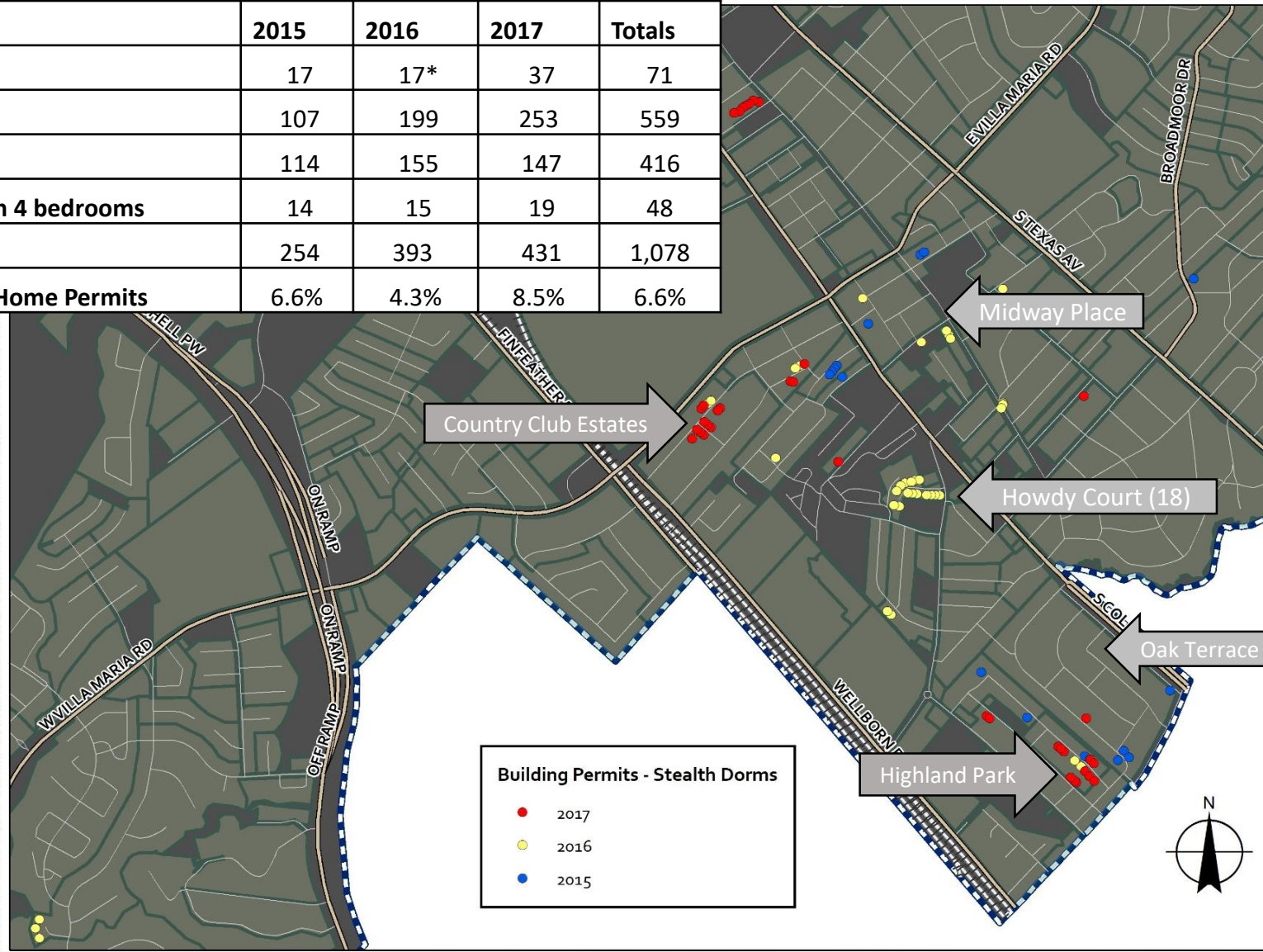
### Purpose Built Student Housing

- One or more buildings, each containing two or more living units that are designed, marketed, or used for the primary purpose of housing college students.



# Impacted Areas

Year	2015	2016	2017	Totals
# of stealth dorms	17	17*	37	71
# of 3-bedroom SF Homes	107	199	253	559
# of 4-bedroom SF Homes	114	155	147	416
# of SF homes with more than 4 bedrooms	14	15	19	48
Total # homes permitted	254	393	431	1,078
Ratio of Stealth Dorms to SF Home Permits	6.6%	4.3%	8.5%	6.6%





# Citizen Feedback

## Types of Citizen Input

**288**

Public Input  
Surveys

**22**

People Spoke at  
Public Meetings

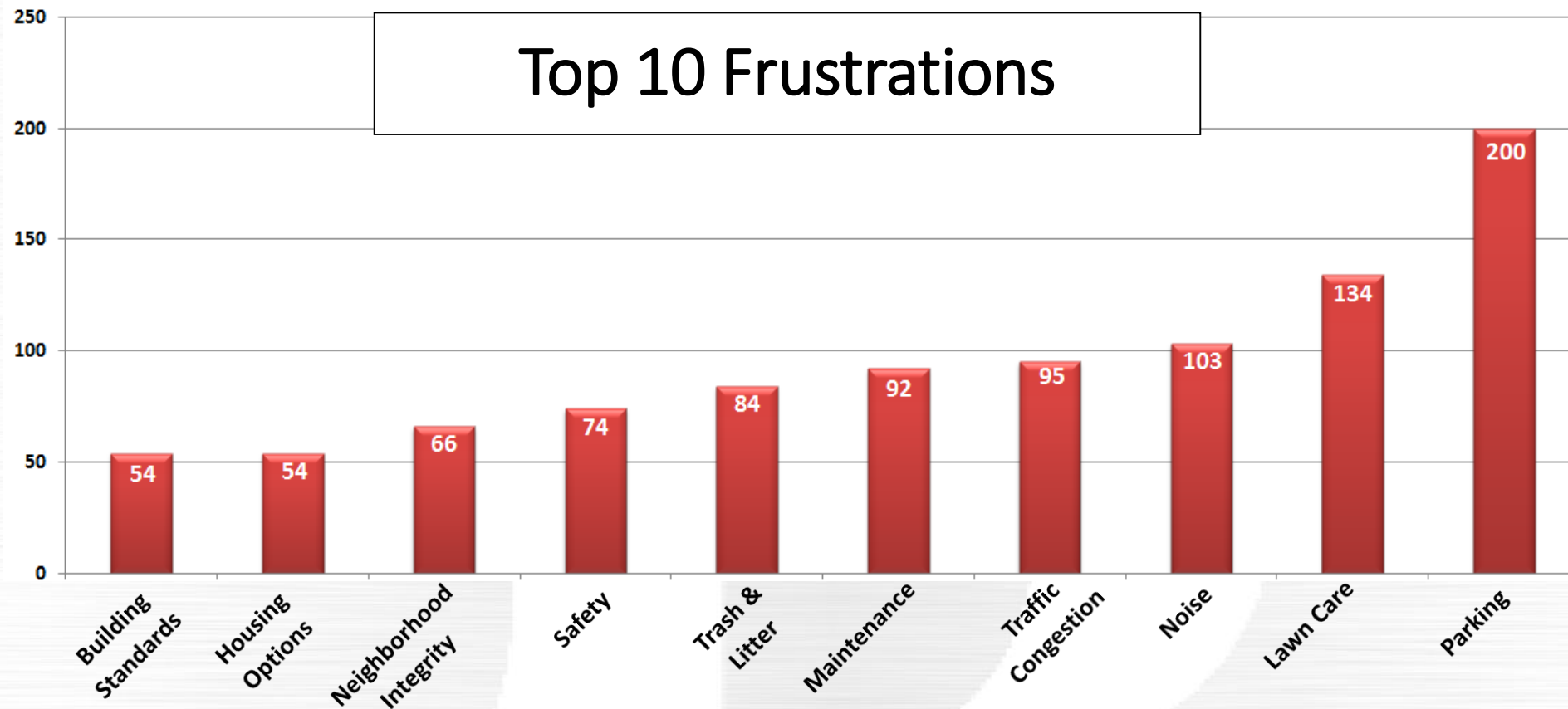
**21**

Email  
Comments

**16**

Public Input  
Boards

## Top 10 Frustrations





No where





# Citizen Frustrations



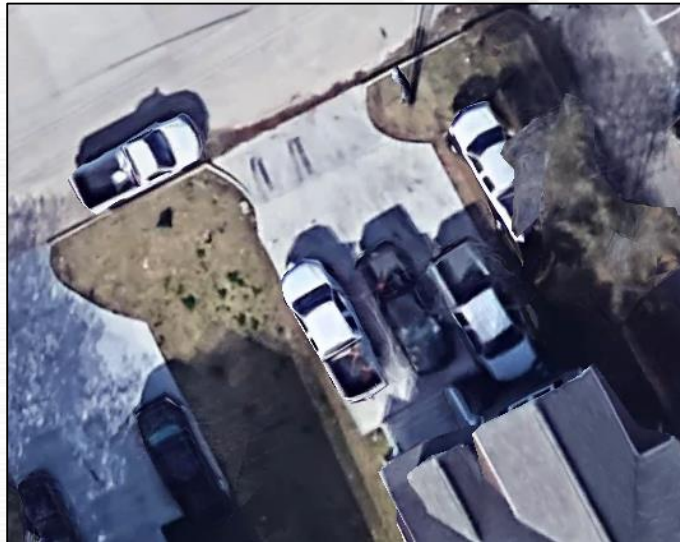
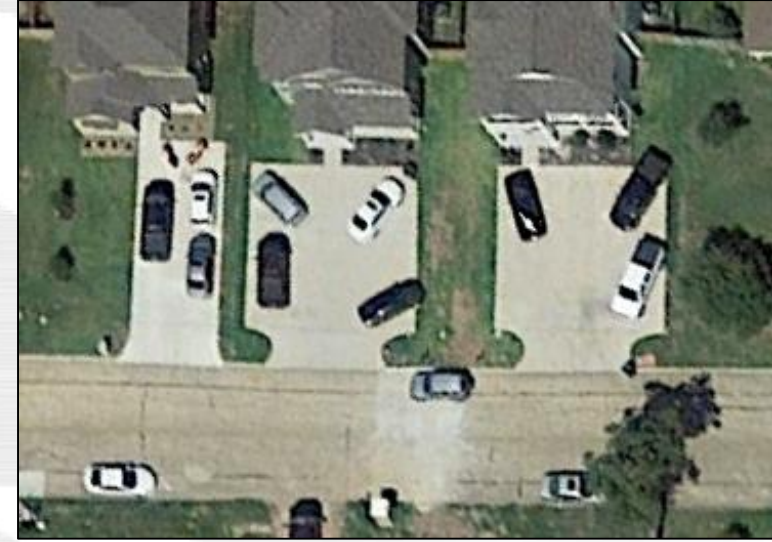
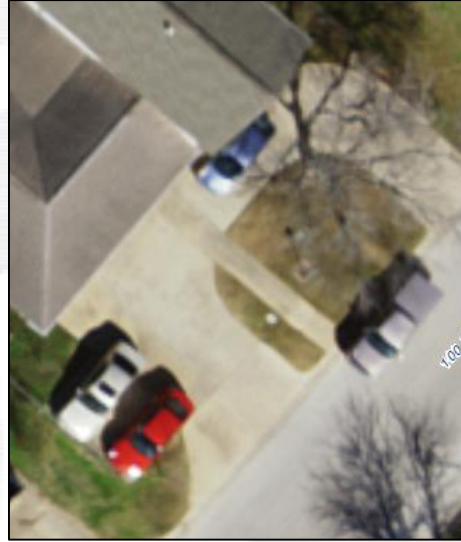


# Citizen Frustrations





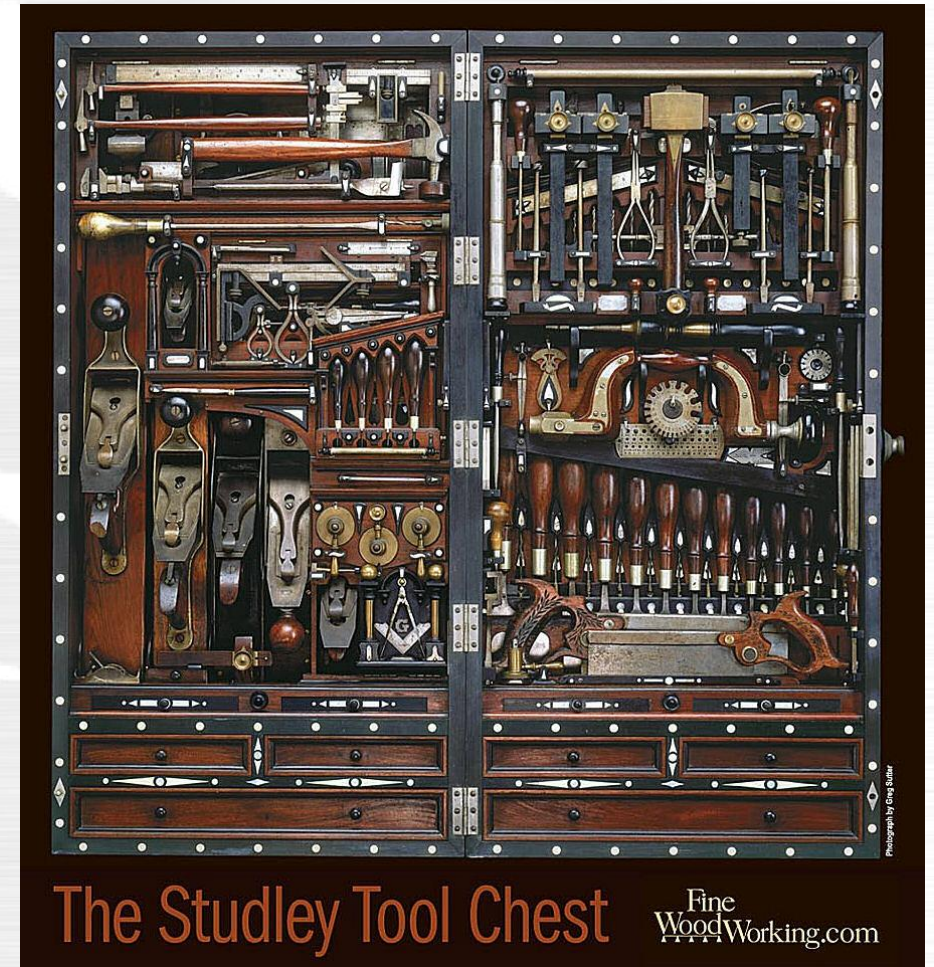
# Citizen Frustrations





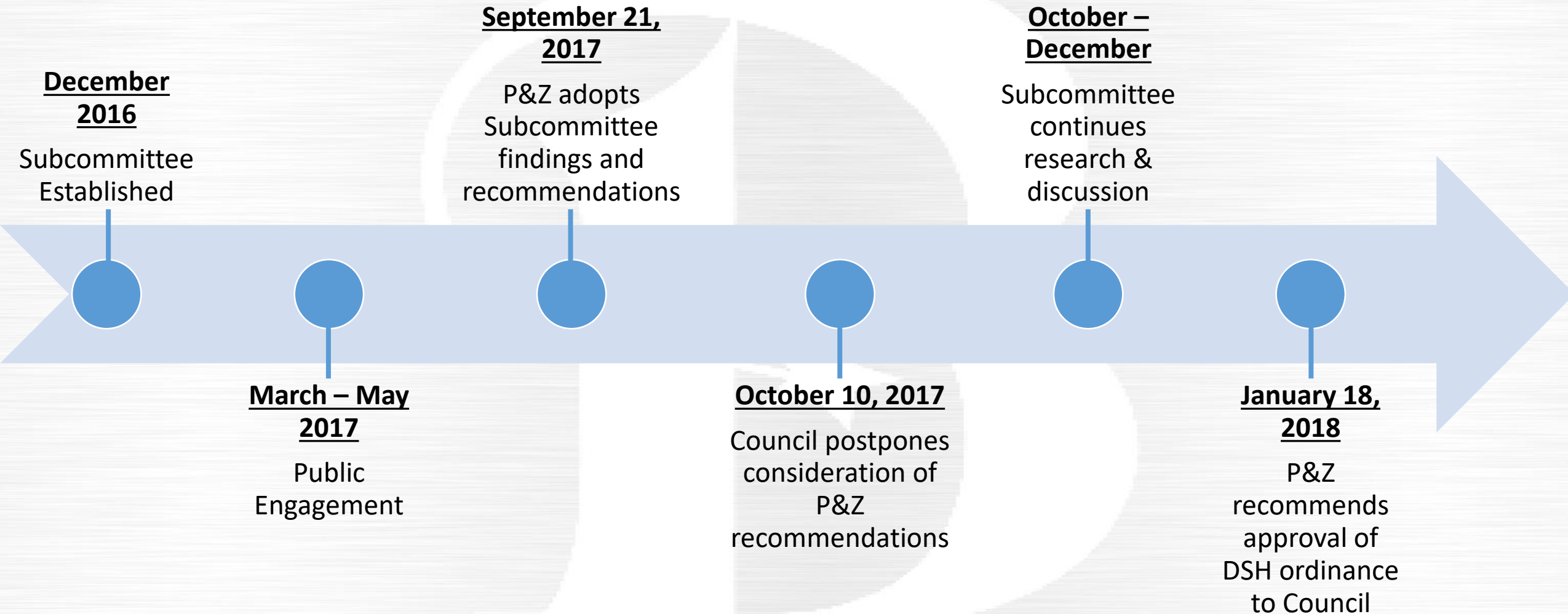
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# Timeline





# Subcommittee Work Since October

- weekly meetings
- meetings with
  - Developers
  - Code Enforcement
  - Police Department
- feedback from Legal Department
- re-reviewed proposed definitions and use standards
- discussed creating overlay district
- reviewed building permit statistics
- identified eligible subdivisions and promoted R-NC process
- discussed impact of super park on impacted areas



# New Feedback

## Police Department

- More calls for service than Multi-family
- Diverting patrol officers & resources
- Safety concerns for pedestrians & cyclists

## Solid Waste

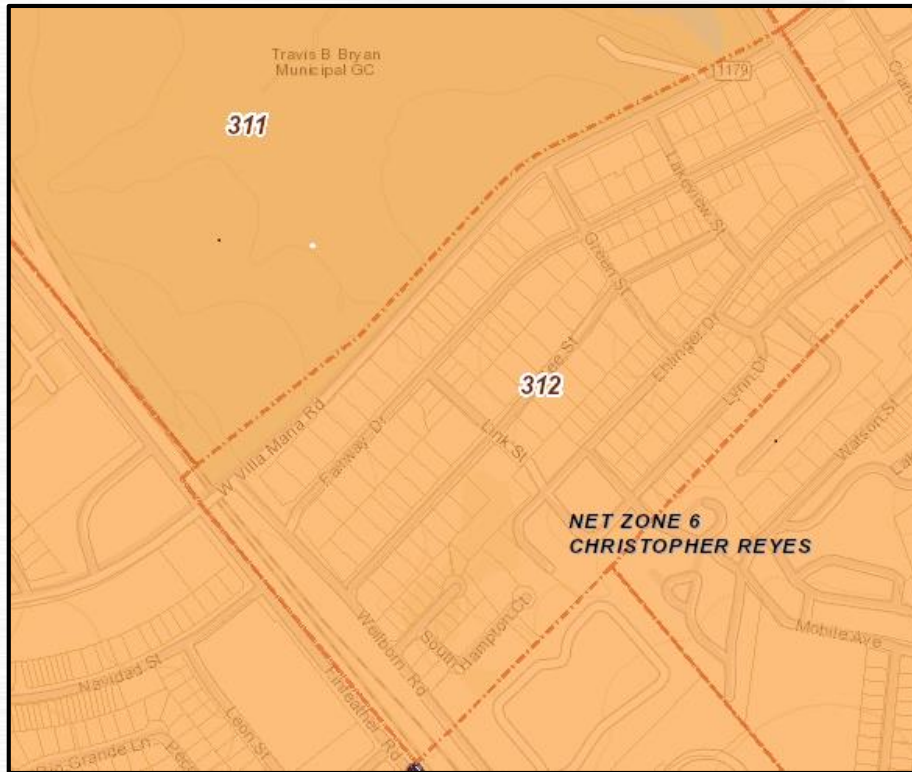
- Waste not contained in cans
- On-street parking limits ability to service cans
- Increased expense

## Code Enforcement

- Over-occupancy
- Overgrown lawns
- Parking on unimproved surfaces



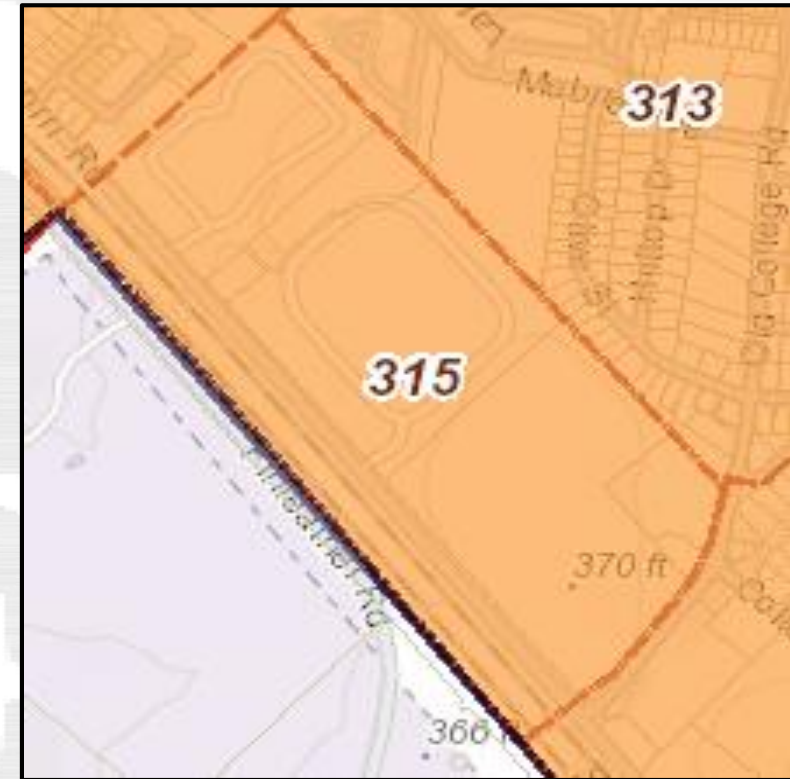
# New Feedback



## Parking:

- 51 calls for service for the year
- 14 citations issued
- 4 written warnings issued
- District Contains only Single-Family Zoning

VS

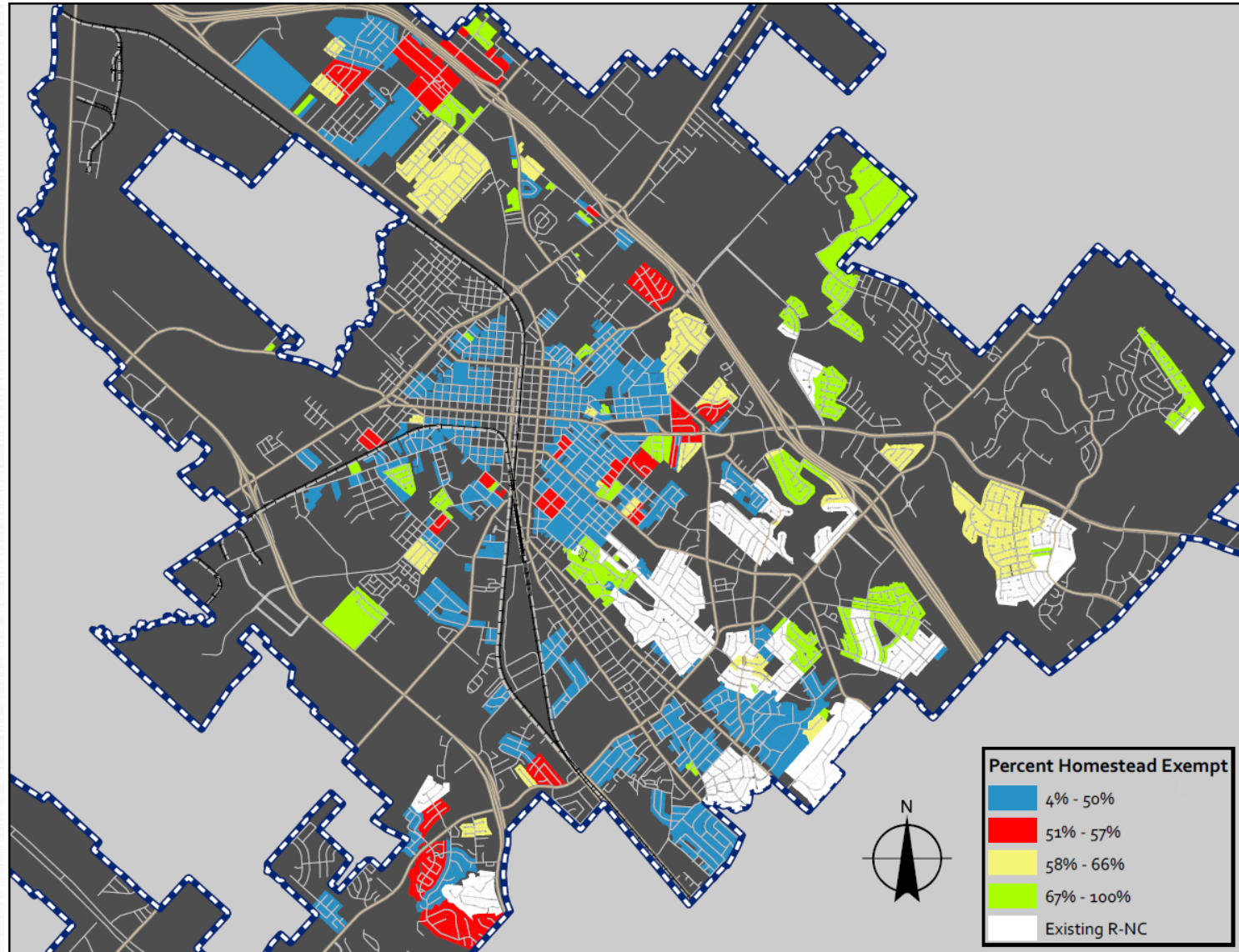


## Parking:

- 1 call for service for the year
- 1 citation issued
- District contains 3 Wellborn Rd. area apartment complexes

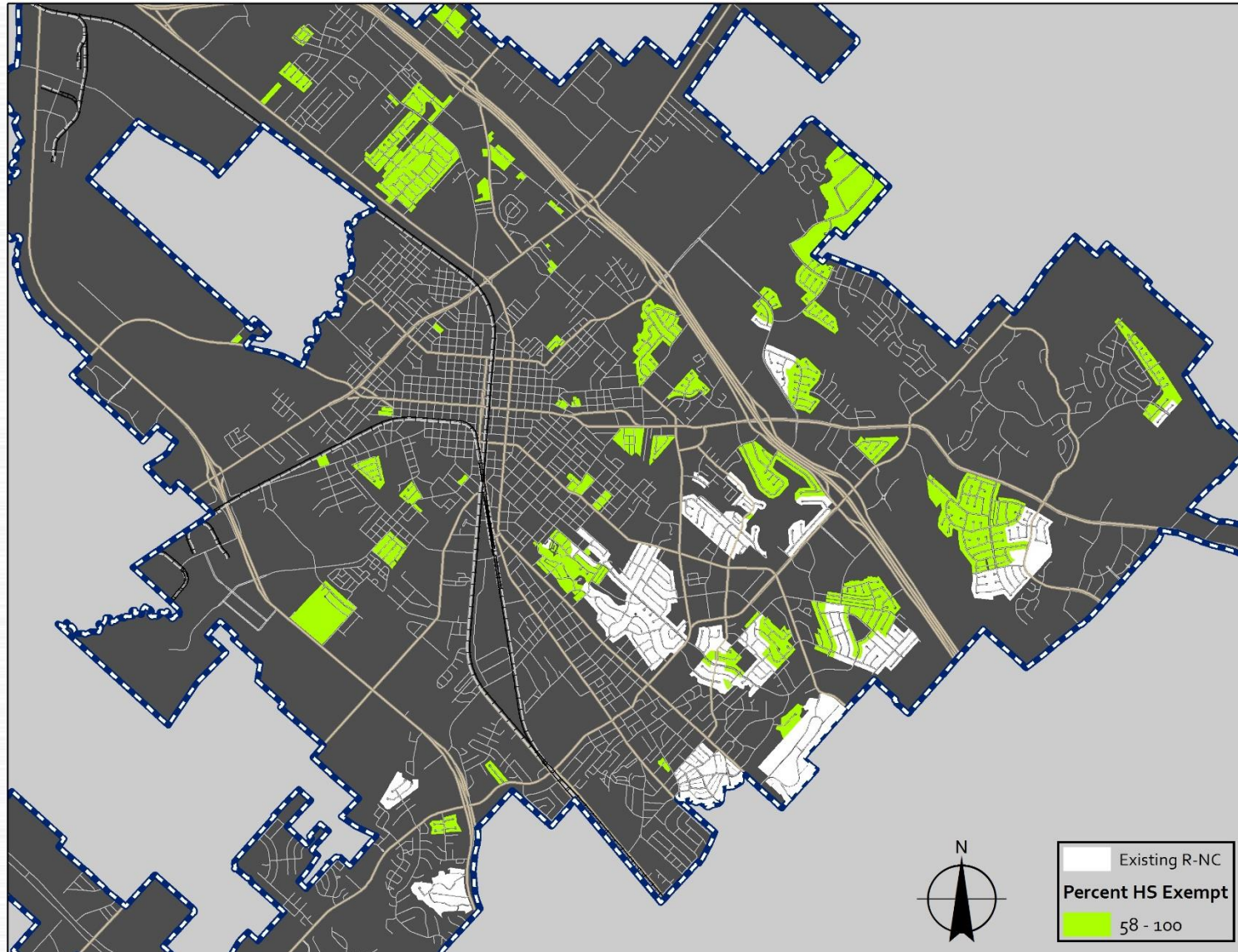


# R-NC District Potential





# R-NC District Potential





# Developer Feedback

“The City of Bryan is missing the boat on redevelopment of the *North of Northgate Area*”.





# Development Potentials



## **Jefferson Townhomes:**

- 12, three-story units
- 0.46 acres
- Improvement value of \$2,315,000+



## **Stealth Dorms:**

- 3, two-story units
- 0.44 acres
- Improvement value of \$510,000+



# Moving Forward

- Regulate growth in a manner that is **no longer harmful or detrimental** to the City of Bryan.





# Conditional Use Permit

- What is it?

“identify uses which could have a potentially harmful impact”
- Process
  1. Site Development Review Committee (SDRC)
  2. Planning and Zoning Commission decision
  3. Appeals may be directed to City Council
- Examples: Duplex, Townhome, Patio Home





# Development Trends

- Comprehensive Plan: *Blueprint 2040*  
“Objective FLU 6.4: Assess the effectiveness of existing regulations for student-oriented housing in residential neighborhoods, and determine what expansion of the regulations is appropriate.”
- Infrastructure challenges
- Growing student population
- Market Driving Factors

Year	Stealth Dorms Permitted
2015	17
2016	17
2017	37





# Proposed Definitions

**Detached Shared Housing (DSH)** shall mean a detached dwelling unit on an individual lot, for which an approved building permit was issued after <enter date of ordinance adoption>, with four (4) or more bedrooms which is occupied or intended to be occupied by more than two (2) unrelated persons.

**Bedroom** shall mean any habitable room 70 sq. ft. or greater in floor area which may be segregated from the remainder of the dwelling unit with a door or similar closure, has more than one means of egress (doorway or window) and is not a kitchen, bathroom (lavatory) or utility room shall be presumed to be a bedroom.



# Proposed Use Standards

- Parking and Access:
  - 1 off-street parking space per bedroom
  - parking spaces independently accessible
  - 16-ft. driveway width
- Compatibility:
  - Two (2) canopy trees of not less than 3 inches in caliper shall be planted on the lot with a minimum of one (1) canopy tree located between the structure and any portion of public right-of-way.
  - On all portions of the lot located between the front façade of the structure and the public right-of-way, there shall be a **maximum of no more than** 50% impervious coverage.



# Zoning Districts

## With CUP approval

- Residential District – 7000 (RD-7)
- Residential District – 5000 (RD-5)
- Mixed Use Residential (MU-1)
- South College Residential – (SC-R)

## Allowed by Right

- Multiple-Family District (MF)





# Multiple-Family (MF) District

- “detached dwelling units with no more than 4 unrelated persons” uses  
-> change from allowed by right to CUP



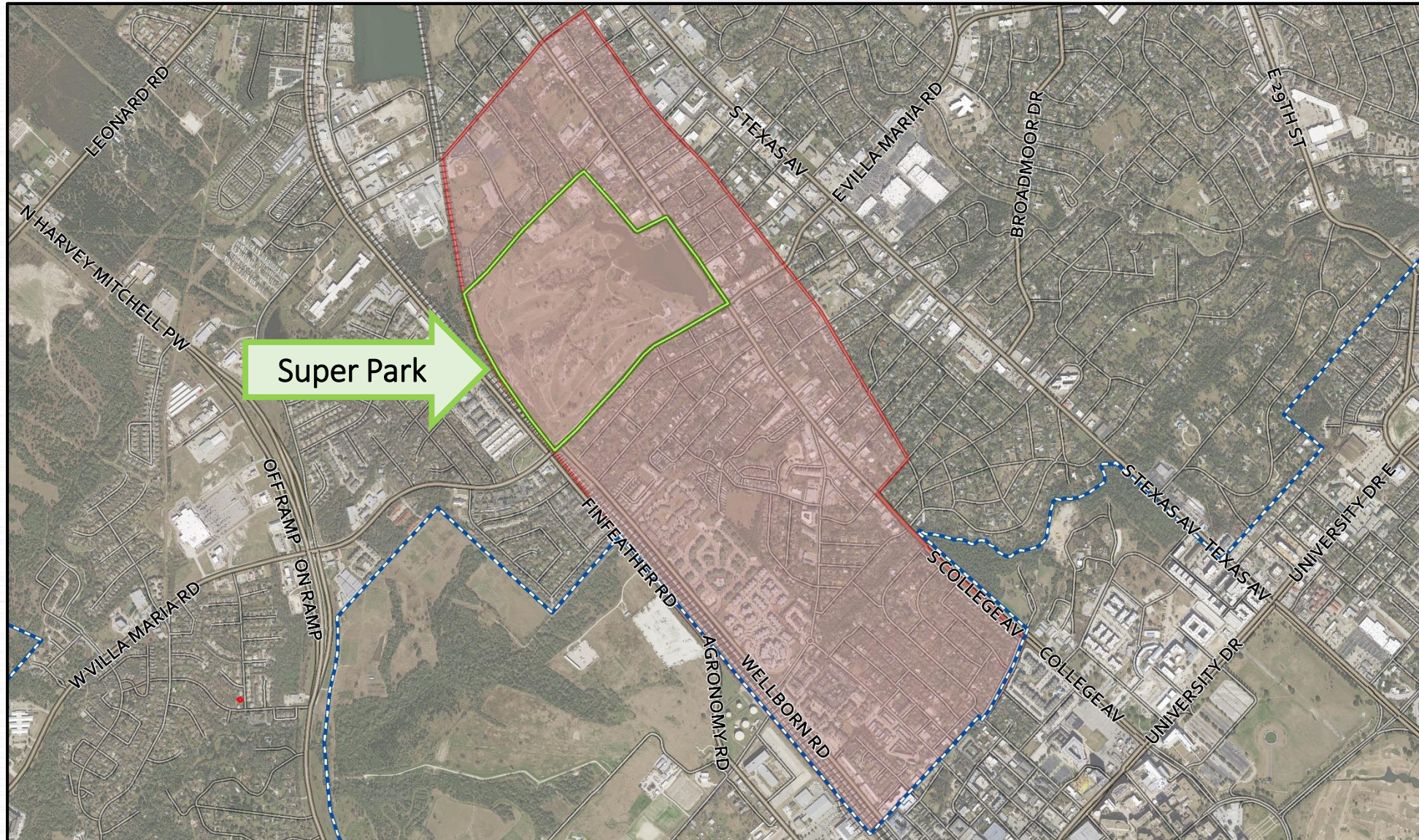


# Administration

8. ARCHITECT – If required by state or city ordinance (Name & Phone #):				9. ENGINEER – If required by state or city ordinance (Name and Phone #):			
10. CLASS OF WORK (Check the appropriate box):			Are you painting the exterior of a commercial building? ____ Yes ____ No				
Commercial: <input type="checkbox"/>	Residential: <input type="checkbox"/>	Remodel: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Repair: <input type="checkbox"/>	New Construction: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	
11. DESCRIPTION OF WORK:				Constructing Driveway in R.O.W?		Present Use:	
						Intended Use:	
				Constructing Sidewalk in R.O.W?		Will building be used as Detached Shared Housing? (Sec _____.) ____ Yes ____ No	
12. Square feet of heated area: <input type="text"/>  Square feet of unheated area : <input type="text"/>  Square feet total: <input type="text"/>		13. # of Buildings:		16. # of Dwelling Units: _____ # of bedrooms: _____ # of bathrooms: _____		19. Water Tap Size:	
		14. Foundation Type:				20. Sewer Tap Size:	
		15. Number of floors:		17. Irrigation Tap Size:		21. Official Use Only- Misc. Fees:	
				18. Fire Line Tap Size:			



# Master/Small Area Plan Needed





# Comprehensive Plan: *BluePrint 2040*



## **Make South College Avenue an eclectic, unique, urban and student-centric district.**

FLU 8.1: Develop neighborhood plan(s) for the redevelopment of single family homes into higher density student housing in appropriate areas.

FLU 8.2: Develop neighborhood plan(s) for the conservation of single family neighborhoods in appropriate areas.

FLU 8.3: Foster an environment for organic growth through adaptive reuse of existing structures.

FLU 8.4: Facilitate a well-planned and orderly transition to higher-density development in appropriate areas.

FLU 8.5: Promote businesses that are attractive to college students and young adults.



# Super Park

- 8 baseball fields
- 7 soccer/football fields
- Disc golf course
- Learning center
- Walking trails
- Pavilions
- Amphitheater
- Restaurants





# P&Z Commission Recommendations

1. Add a definition for “detached shared housing”.
2. Add a definition for “bedroom”.
3. Allow DSH by prior approval of a Conditional Use Permit (CUP) in four residential zoning districts.
4. Specify that detached shared housing shall be permitted by right in Multiple-Family (MF) zoning Districts.
5. Remove “detached dwelling units with no more than 4 unrelated persons” uses from the list of uses permitted by right in MF zoning districts and specify that CUP approval be required in these districts.
6. Add specific use standards for detached shared housing uses.
7. Request For Proposals be Commissioned for a Master/Small Area Plan.



# Questions?

